THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215
File 201231918

Karen Johnson Davidson County
Batch# 553827 DEEDQC
01/13/2021 03:58:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210113-0006134

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 13 day of January 2021.

Notary Public

My Commission Expires:

GEORGE KLINE PRESTON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 09, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ashley Thaxton White 21 Belcaro Circle Nashville, TN 37215	New Owner	131 06 0B 018.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Sean A. White, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Ashley Thaxton White, unmarried,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson Country, Tennessee, being Lot No. 18 on the Plan of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, of record in Book 6250, Page 564, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sean A. White and Ashley Thaxton White, husband and wife, by Warranty Deed From William Bradley and wife, Nannette Bradley, of record in Instrument No. 20110325-0023121, in the Register's Office of Davidson County, Tennessee, dated March 24, 2011 and recorded on March 25, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, as recorded in Plat Book 6250, Page(s) 564 and Maximum Square Footage Allocations for the Village of Foxview, Tract 5 recorded in Book 6626, Page 937.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, as amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, Book 9882, Page 733 and Instrument No. 20031219-0181028.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6625, Page 171, as amended in Book 6917, Page 718.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6326, Page 588.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3702, Page 250 and Book 4298, Page 491.

Easement recorded in Book 7275, Page 826.

Agreement as set forth in instrument recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December 2020.

Sean A. White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Sean A. White, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of January, 2021.

Notary Public

My Commission Expires: _____

GEORGE KLINE PRESTON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 08, 2023